



6 Portchester Place, Bournemouth, Dorset, BH8 8JS

Guide price £210,000

PORCHESTER PLACE, BOURNEMOUTH, £210,000 (Guide Price). Take a look at this new instruction to the market. It is a purpose built a first floor apartment located just off Holdenhurst Road, Bournemouth. This contemporary property has an L shaped entrance hall, two double bedrooms and a modern bathroom with white suite, tiled walls and flooring. There is a lounge with laminate flooring and archway opening up into the modern fitted grey kitchen with tiled flooring and some appliances. This lovely apartment has gas central heating and is double glazed, and benefits from an allocated parking space. The block is well maintained to include communal grounds. This would make an ideal first time buy and location is great for access to Bournemouth railway station and to get to the beach. Don't miss out on this super apartment and make your next move with Thacker & Revitt.



FRONT DOOR AND ENTRANCE HALL

12'1" x 2'11" x 10'8" 1 shaped (3.69 x 0.89 x 3.26 1 shaped)

Communal entrance with stairs to the first floor, leading to a white panelled wooden front door. L shaped entrance hall with white ceiling, grey walls and tiled flooring. Ceiling lighting. Radiator. Light switches and doors to all rooms. There is a built in cupboard housing the Glowworm combi boiler and with shelving inside.

LOUNGE RECEPTION ROOM

15'11" x 10'5" (4.86 x 3.18)

Door leading in from the hall into this modern style lounge reception room with front facing aspect. White ceiling, emulsion painted walls and modern grey laminate flooring. Ceiling lighting. Light switches, plug sockets and TV socket. Upvc double glazed window overlooking the front of the property.

KITCHEN

8'3" x 7'1" (2.54 x 2.17)

Leading in from the lounge into this modern grey fronted kitchen with a contemporary feel. It has modern grey and white laminate worktops and ceramic white grey tiled flooring. Tiled white splash backs. Sink with drainer and mixer tap. Four ring gas hob, electric oven and extractor fitted above. Space and plumbing for washing machine and space for fridge freezer. Ceiling and under worktop lighting. Black painted walls contrast well with the units and worktops. Light switch, plug sockets and fuse switches.

BEDROOM ONE (PRINCIPLE)

13'10" x 9'5" x 11'7" (4.23 x 2.88 x 3.54)

Door leading into this good sized double bedroom with front facing aspect. White ceiling, emulsion painted walls and fitted grey laminate flooring. Light switch, plug sockets. Upvc double glazed window overlooking the communal front gardens. Radiator. Ceiling lighting.

BEDROOM TWO

9'4" x 7'3" (2.87 x 2.22)

Door leading into this bedroom with side facing aspect. White ceiling, emulsion painted walls and grey laminate flooring. Ceiling lighting. Light switch and plug sockets. Upvc double glazed window to side aspect. Radiator.

BATHROOM

6'11" x 6'4" (2.11 x 1.94)

Door leading into this modern bathroom with white ceiling, tiled walls and tiled flooring. Upvc double glazed window to side aspect. White bathroom suite with white bath, black mixer tap and shower fitting with a fitted glass shower screen. White wc with seat and lid and cistern flush. White sink with base grey vanity unit and chrome effect mixer tap. Wall mounted mirror. Extractor fan. Ceiling lighting.

PARKING

There is one allocated parking space conveyed with the apartment, located in the residents car park to the rear of the building.

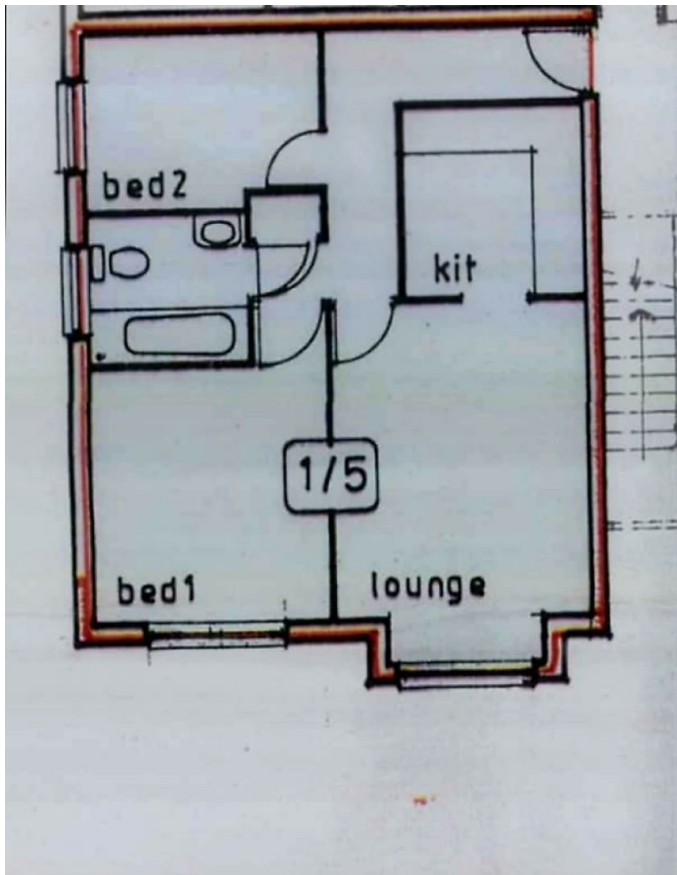
TENURE

The property is LEASEHOLD with 121 years remaining on the lease.

Management Charges: £1,482.58 p.a.

Ground Rent: £150.00 p.a.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		81	81
EU Directive 2002/91/EC			
			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			
			

Consumer Protection from Unfair Trading Regulation

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment with the agent to view before embarking on any journey to see a property.

Please Note:

1: MONEY LAUNDERING REGULATIONS – Prospective buyers will be asked to produce proof of identity documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Thacker & Revitt have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 6: Thacker & Revitt have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 7: These particulars are issued in good faith, they are intended as to be used as a guide to the property and should be independently verified by prospective buyers.

Viewings

Strictly by appointment through this office: Thacker & Revitt 478 Ashley Road, Poole, Dorset. BH14 0AD